

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 8th day of December 2014, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	78	60
Dean Bedwell	Y	145	137
Howard Smith	Y	183	162
Mike Good, Vice-Chairman	Y	60	44
Anthony Ledwig	Y	60	52
Mark Rowh	Y	13	11
Rob Parker	Y	13	12

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Recording Secretary

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the November 18, 2014 meeting

A motion to approve the minutes of the November 18, 2014 meeting was made by Commissioner Smith, seconded by Commissioner Good, and carried unanimously.

ITEM 2: Approval of the minutes of the November 24, 2014 meeting.

A motion to approve the minutes of the November 18, 2014 meeting was made by Commissioner Ledwig, seconded by Commissioner Parker, and carried unanimously.

ITEM 3: Z-14-21 Rezoning of a 2.79 acre tract of unplatted land to change from Agricultural District and Residential District 1 to Residential District 3 and a 2.94 acre tract of unplatted land to change from Agricultural District to Residential District 1, all in Section 39, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways. (Vicinity: Bayswater Rd. & Greenways Dr.)
APPLICANT: Eddie Scott

Mr. Shaw stated the applicant is requesting the zoning in order to develop the next phase of the The Greenways at Hillside residential subdivision with single-family detached homes. Mr. Shaw commented staff feels the request is a logical continuation of the development and recommends approval as submitted.

A motion to approve Z-14-21 was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 4: P-14-86 Arreola Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 36, Block 2, AB&M Survey, Potter County, Texas. (1.0 acres)(Vicinity: Parsley Rd. & SE 34th Ave.)
DEVELOPER(S): Evodio Arreola
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-86 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 5: P-14-87 Wolflin Park Unit No. 24, an addition to the City of Amarillo being a replat of a portion of Lots 4 and 5, Block 83, Wolflin Park Unit No 10, Section 186, Block 2, AB&M Survey, Randall County, Texas. (0.50 acres)(Vicinity: Georgia St. & Curtis Dr.)
DEVELOPER(S): Elaine Smith & Paul Eldon Smith
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-87 was made by Commissioner Good, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-14-88 The Greenways at Hillside Unit No. 19, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (10.06 acres)(Vicinity: Bayswater Rd. & Goldenview Cir.)
DEVELOPER(S): Edward R. Scott
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-88 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-14-89 Windsor Square Unit No. 9, an addition to the City of Amarillo, being an unplatted tract of land out of Section 30, Block 9, BS&F Survey, Randall County, Texas. (0.78 acres)(Vicinity: Hyde Pkwy. & Bell St.)
DEVELOPER(S): Barrett Saikowski
SURVEYOR: Robert Keys

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-14-89 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

CARRY OVERS:

ITEMS 8-11: P-14-80 Washington Industrial Tracts Addition Unit No. 17, P-14-81 City Park Unit No. 20, P-14-82 South Georgia Place Unit No. 30, P-14-84 Mirror Addition Unit No. 28.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 12-23: P-08-10 The Woodlands of Amarillo Unit No. 14, P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-29 Keri Ridge Unit No. 4, P-14-33 Canode-Com Park Unit No. 42, P-14-35 West Amarillo Industrial Park Unit No. 24, P-14-41 Skyline Terrace Unit No. 12.

No action was taken on these plats.

ITEM 24: P-14-47 Westover Park Unit No. 25, an addition to the City of Amarillo, being a replat of a portion of Lot 55A, Block 6, Westover Park Unit No. 24, and an unplatted tract of land, in Section 31, Block 9, BS&F Survey, Randall County, Texas. (4.92 acres)(Vicinity: Coulter St. & Arden Rd.)
DEVELOPER(S): Brian Hooper
SURVEYOR: Dwayne Gresham

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on November 26, 2014.

ITEMS 25-36: P-14-48 Tull Addition Unit No. 2, P-14-55 King Hill Addition Unit No. 5, P-14-60 P-14-63 Plemons Addition Unit No. 16, P-14-65 Strawberry Fields Unit No. 1, P-14-66 Strawberry Fields Unit No. 2, P-14-68 Sleepy Hollow Unit No. 111, P-14-69 The Greenways at Hillside Unit No. 30, P-14-72 The Colonies Unit No. 59, P-14-74 River Road Gardens Unit No. 26, P-14-75 Madden Addition Unit No. 6, P-14-77 The Colonies Unit No. 60.

No action was taken on these plats.

ITEM 37: To discuss and consider proposed amendments to the City of Amarillo's Platting and Subdivision regulations.

Mr. Shaw advised staff would not be asking for action from the Planning and Zoning Commissioners today regarding the actual ordinance for the City's Platting and Subdivision regulations. Instead, this item is for additional discussion and to address any further questions of the Commissioners. Mr. Shaw stated staff has sent the draft ordinance out for comments to the development community. Mr. Shaw expects the final 'tweaks' will be made to the ordinance, a group work session will be scheduled with the development community, and the proposed ordinance given for review to the Planning and Zoning Commissioners. The goal is the January 12, 2015 Planning and Zoning meeting, will have this item as a discussion item, and asking for action on the January 26, 2015 meeting. At this time, Mr. Shaw asked for a recommendation from the Commissioners if they feel this process is valid and staff should continue the process in implementing the ordinance changes. Commissioner Good stated this process makes a lot of sense and he personally felt would better serve the development community and the City of Amarillo.

Commissioner Smith made the following motion, after review of the City of Amarillo's platting and subdivision regulations with the proposed changes, Commissioner Smith recommended continuing to the move the procedure forward. Commissioner Rowh seconded the motion, and the motion passed unanimously.

ITEM 38: To review and discuss proposed amendments to the City of Amarillo's Zoning Ordinance related to Accessory Buildings.

Mr. Shaw explained an Accessory Building, as defined by our Zoning Ordinance, is a detached building subordinate to the main building, on a lot which is used for a purpose customarily incidental to the main building. Accessory building use can be broken into residential accessory buildings (some examples are: a detached garage, shop, tool shed), nonresidential accessory buildings and carports. Mr. Shaw stated our current accessory building regulations determine placement of the building from the property line or other structures, and require a building permit if over 200 sq. ft. Mr. Shaw mentioned a new trend in our city is the influx of portable storage containers, which fall in the category of nonresidential accessory buildings. A portable storage container is defined as an accessory structure, prefabricated container or box that is normally designed, constructed and used for the transportation of goods by rails, ship or truck. Mr. Shaw explained future Planning and Zoning meetings will review issues involved in accessory buildings and how to address each of the types of structures.

ITEM 39: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 40: Discuss Items for Future Agendas.

No further comments were made and the meeting adjourned at 3:40 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission